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Parking and loading areas not open to or used primarily by the general public (7/2/93)

Administrative interpretation (7/2/93)

Parking in required yard, open space, or landscaped areas (6/26/92)

Paving requirements for parking areas (2/28/92)

Reduction for location near public parking and public transit route (1/31/92)

Setbacks, parking spaces within (11/15/91)

Shared parking (3/24/95)

Vehicles parked outside of a building (10/18/02)

### PEDESTRIAN ACCESS

See also bicycle access

Standards

Legislative update (12/6/96; 7/12/96)

# **PENTHOUSE**

Building height calculation (10/2/92)

## PERSONAL SERVICE USES

Within one mile of other commercial uses in residential zone (9/3/99; 6/11/99; 2/26/99)

## PLACEMENT OF BUILDINGS

Standards in G-5 zone (7/2/93; 6/18/93)

## PLANNED UNIT DEVELOPMENT (PUD)

Density calculation, rounding off (4/16/93)

Zones permitted in (5/21/93)

Open space restrictions (5/21/99)

Future development within original boundary (5/21/99)

Alteration of final recorded PUD (5/21/99)

## PLAT CONDITIONS

Implementation when Council approval required (12/6/96)

### PRIVATE STABLES

<u>See also</u> Animals; Livestock Riding lessons (3/5/93)

Allowed in R-6 zone (7/23/99)

# PROPANE, LIQUID

See also Gas Storage; Public Utilities

## PUBLIC ADMINISTRATIVE OFFICES

School district offices (1/29/93) Signs (1/29/93)

## PUBLIC AGENCY TRAINING FACILITY

Compared to fire station (6/18/93; 9/4/92)Signs permitted (8/23/91) Unclassified Use Permit needed (6/18/93; 9/4/92)

# **PUBLIC OR RENTAL STABLES**

See also Animals; Livestock Animal density standard in AR zone (8/7/92) Inconsistent with provisions for livestock provisions (7/12/96) Riding lessons (3/5/93)

# **PUBLIC RULES**

Adoption update Notice on title (3/24/95) P-suffix signs (3/24/95) Separate lot (3/24/95) Trails (3/24/95) Zoning adjuster hearings (3/24/95)

# **PUBLIC SEWERS**

Service in the Urban Growth Areas (UGA) (5/23/01)

### PUBLIC TRANSIT ROUTE

Compared to Dial-A-Ride (1/31/92)

# **PUBLIC UTILITIES**

Bulk gas storage, zones permitted in (1/17/92)Legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93; 4/16/93; 4/9/93; 10/9/92) Includes "utility facility" (10/24/97)

Location in wetland (2/28/92)

Regional utility corridors

Excluded from net buildable area (3/17/95)

Retention/detention facilities as institutional use (10/8/93)

### R

# "R" ZONES

List of "R" zones (4/10/92) Owner-occupied provision in RS zone (4/1/94)

### "R-1" ZONE

Permitted uses in required 50% open space (12/5/97)

## "RA-5" ZONE

Church, synagogue or monastery (10/18/00) Home occupations, home industry (10/18/00)

# REASONABLE USE EXCEPTION PROCESS

Minimum necessary alteration in APD & FPD (5/8/03)

# **RECREATION SPACE, ON-SITE**

See also Parks

Central location (10/10/02)

Considered a "park" (4/5/92)

Fee-in-lieu (12/12/01, 3/3/95)

Open space, relationship to (12/5/97; 3/17/95; 2/24/95)

Play areas, relationship to required on-site recreation (3/3/95)

Non-central location via variance (12/12/01)

# RECREATIONAL AREAS, COMMERCIAL

Compared to dispersed recreation and resource-based commercial recreation facilities (11/20/92)
War games (paintball games) (11/20/92)

# RECYCLABLES COLLECTION

Standards

Legislative update (4/5/96)

Storage space required (3/10/95)

## **RECYCLING FACILITIES**

Legislative update (9/13/96)

Zones permitted in (2/21/92)

# **REGIONAL UTILITY CORRIDOR**

See also Public Utilities

### RESERVE TRACTS

Density calculations (4/17/92)

Requirements for SC reserve tracts (11/17/98)

Future development of reserve tracts (11/17/98)

## RESIDENTIAL DENSITY INCENTIVES

Density requirement if incentives used (6/27/97)

Number of apartment units allowed (10/3/97)

### RESIDENTIAL ZONES

Distinguished from non-residential (3/3/95)

Legislative update (12/6/96; 7/12/96)

Commercial uses allowed (6/11/99; 2/26/99)

## RESOURCE-BASED COMMERCIAL RECREATION FACILITIES

Compared to dispersed recreation and recreational area, commercial (11/20/92) War games (paintball games) (11/20/92)

## RESOURCE LANDS

Notice

Legislative update (3/8/96)

## **RETAIL USES**

Retail sales (internet) in NB Zone (2/28/13)

Within one mile of other commercial use in residential zone (6/11/99; 2/26/99)

Nurseries (10/11/12), (2/28/13)

# **RETAINING WALL**

Street improvement (11/13/92)

In setbacks (3/5/99; 7/19/96)

# RETENTION/DETENTION FACILITIES

See also Surface Water Management Facilities

As public or institutional uses (10/8/93)

Location in stream buffer (11/21/97, 10/24/97, 8/21/92)

Setbacks, applicability of (2/10/95; 5/20/94)

# **RETIREMENT HOMES**

Compared to senior citizen apartments (1/10/92)

Parking and lot area requirements

Legislative update (7/2/93; 4/16/93; 10/9/92)

# REUSE OF NONRESIDENTIAL STRUCTURES

Allowable expansions (12/6/96)

G-5 zone, legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93)

### REUSE OF SCHOOLS

Allowable expansions (12/6/96)

## **REZONES**

Rezone conditions (7/23/99)

Daycare facility (7/23/99)

# **RIGHTS-OF-WAY (PUBLIC)**

See also Roadways; Streets

Fence located in (8/16/91)

Impervious surface coverage limits (3/10/95)

Lot area per dwelling unit, calculation (2/19/93)

Right-of-way use permit (8/16/91)

### **ROADWAYS**

See also Rights-of-Way (Public); Streets

Construction and maintenance within sensitive area (3/5/93; 2/19/93)

Impervious surface coverage limits (3/10/95)

In required yards, open space or landscaped areas (4/30/93; 2/26/93; 6/26/92)

Raised walkways and speed bumps required by ESCP (2/25/94)

Safety within multi-family complexes (3/6/98)

### **ROCKERY**

In setbacks (7/19/96)

# **ROOF STRUCTURE**

Building height calculation (10/2/92)

S

### SAND AND GRAVEL

Storage and distribution (11/1/91)

## **SCHOOLS**

Bus storage and maintenance (1/10/92)

Concurrency, legislative update (12/6/91)

Definition only for elementary, junior high, high schools (9/17/93)

GR zone standards (10/2/92)

Home school (8/11/04)

Impact fees

Accessory dwelling units (1/20/95)

Private secondary (8/25/04)

Preschools in G-5 zone as a "school" (9/17/93)

Reuse of closed public school facilities

Eligible uses (1/29/93)

Signs (7/21/05); 1/29/93)

School district administrative offices (1/29/93)

### SELF-SERVICE STORAGE FACILITY

Parking space for storing boats, trailers, RVs (1/28/04)

## SENIOR CITIZEN APARTMENTS

Compared to retirement homes (1/10/92)

### SENSITIVE AREAS ORDINANCE

See also Alterations; Clearing; Lakes; Sensitive Areas Ordinance:

Exemptions and Exceptions; Streams; Trails; Wetlands

Administrative rules, activity subject to (8/21/92)

Aquaculture (10/28/10)

**Buffers** 

Conveyance systems within buffers (11/21/97; 10/24/97)

Performing no biological or hydrological functions (1/15/93)

Required for new farms, pastures with farm plan (9/3/99, 8/13/09)

Clearing

Legislative update (12/11/92; 10/9/92; 9/25/92)

SAO and clearing permit requirements, relationship (1/22/93)

Definition (2/3/95)

Density calculations for development site (10/23/92; 9/4/92; 9/27/91)

Enforceability of SAO when no development permit has been issued (11/15/91)

Existing lawns and landscaping, hardscaping (3/05/15)

Existing lawns and landscaping, maintenance (1/15/93)

Fences, application of SAO to (1/10/92)

Grading permit violation and SAO violation (11/15/91)

Legislative update (5/1/92; 1/31/92; 1/10/92)

Linear Exceptions (9/10/10)

Mitigation measures, required connection to project having impact (12/18/92)

Notice on Title (6/28/00; 9/27/91)

P-suffix conditions, relationship to SAO (12/20/91)

Preemption of SAO, state or federal (11/8/91)

Proposals subject to SAO (6/5/92)

Relationship to nonconforming use and structure provisions (2/11/94)

Road projects (4/15/94; 4/9/93; 2/19/93; 1/15/93)

Sensitive area tracts

Existing structure in sensitive area (8/13/93)

"Legal entity" definition (6/12/98; 4/10/98)

Temporary impacts (2/19/93)

Waiver or modification of standards

Legislative update (9/17/93)

Variance standard (1/15/93; 12/11/92)

## SENSITIVE AREAS ORDINANCE: EXEMPTIONS AND EXCEPTIONS

Agricultural activities (3/22/00; 5/21/93)

Examiner's decision (6/4/93)

Agricultural harvesting (10/23/92)

Emergency exemption (12/18/92; 12/11/92)

Exceptions and exemptions compared (1/15/93; 12/11/92; 6/5/92; 11/15/91)

Existing lawns and landscaping, maintenance (1/15/93)

Farm management plans (9/3/99)

Fences (1/10/92)

Gathering of plants (10/23/92)

Legislative update (11/20/92; 9/25/92)

Maintenance and repair (4/15/94)

Minor development (6/28/00)

Modification or waiver of requirements by Director

Extent of authority (2/3/95)

Notice on title (6/28/00; 9/27/91)

Public Agency and Utility Exception

Agency or utility as applicant (4/30/93)

Road projects (4/9/93)

Residential accessory structures (5/17/96; 4/1/94)

Road projects (4/15/94; 4/9/93)

Steep slope alteration (6/16/95)

Structures in existence on November 27, 1990, new construction or related activity

(2/11/94; 8/13/93; 1/22/93; 11/13/92; 11/6/92; 10/30/92; 3/6/92; 1/10/92)

Single-family residences, special rule (5/17/96; 4/1/94; 10/30/92; 1/10/92; 12/20/91; 9/27/91)

### **SEPA REVIEW**

Lands covered by water (06/26/14)

Variances (4/30/93)

### SEPTIC TANK

As an accessory use (8/14/92)

Community drain field (2/12/99)

### **SETBACKS**

See also Yards

Access easements (5/19/95; 2/14/92; 4/25/13)

Access panhandle (12/20/91)

Standards for billboards

Calculation (2/10/95; 5/20/94; 1/21/94)

Communication towers (2/14/92)

Driveways (2/26/93)

Joint-Use (7/21/05)

Excavation (9/18/92; 9/11/92)

Front yard measurement from street edge (11/13/92)

Fully enclosed garages in multi-family (5/30/97)

Interior setbacks (10/30/98)

Lease lines (2/14/92)

Legislative update (1/23/98; 1/9/98; 3/24/95)

Measurement (2/10/95)

Nonconforming use

Expansion (8/26/94)

Open and unobstructed (9/11/92)

Parking spaces (11/15/91)

Private access tract (7/21/05), (4/25/13)

Retaining wall in required setback (3/5/99; 10/14/94)

Sensitive areas

Modification or waiver by director (2/3/95)

Street setback (10/30/98) (4/25/13)

Substandard lots (11/15/91)

Surface water management facilities, placement in setback (2/10/95; 5/20/94)

Variance from setback (3/5/99)

#### **SHORELINES**

See also Flood Hazard Areas; Lakes; Streams; Submerged Lands; Tidelands; Wetlands

Dredging below ordinary high water mark (9/11/92; 9/4/92; 3/27/92)

Excavation below ordinary high water mark (9/11/92; 9/4/92; 3/27/92)

Excavation in wetlands (5/15/92)

### **SIC (Standard Industrial Classification)**

Agricultural services (1/23/98)

Paintball facilities (2/6/98; 1/30/98)

Storage of recreational vehicles (7/5/00)

## **SIDEWALK**

Part of the street (11/13/92)

### **SIGNS**

Allowable for home occupation (5/9/97)

Changing message (7/21/05)

Definition (5/20/94)

Directional (3/22/00)

Face of sign in RM zone (5/20/94)

Illumination (7/21/05)

Incidental graphics (4/24/02)

Legislative update (3/6/98)

Multiple uses on site, sign requirements (1/29/93)

Off-premise signs, number permitted (1/31/92)

Projecting above exterior wall (1/9/98; 6/9/95)

Public agency training facility (8/23/91)

Public administrative offices (1/29/93)

Residential/non-residential use (07/21/05; 8/25/04)

Schools (07/21/05)

Service station canopies (1/9/98)

## SITE DEVELOPMENT PERMIT, COMMERCIAL

See also Commercial Site Development Permit

### SLAUGHTER HOUSE

Custom Slaughter house (7/17/04)

### SMALL ANIMAL CLINICS

Boarding or keeping animals, limitations (1/15/93)

Compared to kennels (1/15/93)

## SOOS CREEK COMMUNITY PLAN

Effective date (1/10/92)

## SPECIALIZED INSTRUCTION SCHOOL

Compared to correctional institution (12/20/91)

Dog training (3/5/93)

Hypnosis training (3/11/94)

In the AR zone (3/11/94)

Riding lessons (3/5/93)

Signs (1/29/93)

Single educational program (1/29/93)

### SPORTS CLUB

As a "commercial development" (3/1/96)

Standards

Legislative update (5/17/96; 3/8/96)

## **SR ZONE**

Height limit (12/10/93)

### **STABLE**

Arena (3/28/01)

## STACKING SPACES

Drive-through espresso stand (5/22/02, 8/22/01)

# STATE ENVIRONMENTAL POLICY ACT REVIEW

See also SEPA Review

# **STEEP SLOPES**

<u>See also</u> Sensitive Areas Ordinance; Sensitive Areas Ordinance: Exemptions and Exceptions

# STORMWATER MANAGEMENT FACILITIES

Shared private facilities (9/12/97; 9/5/97)

### **STREAMS**

See also Flood Hazard Areas; Sensitive Areas Ordinance; Shorelines

Always categorized as sensitive areas (2/3/95)

Conveyance constructed in stream buffer (11/21/97, 10/24/97)

Crossings (2/19/93)

FEMA floodway (2/19/93)

Mitigation measures, required connection to project having impact (12/18/92)

Modification or waiver of requirements by Director (2/3/95)

P-suffix conditions for stream corridors (12/20/91)

Public trail in buffer (8/21/92)

Relationship to lakes, ponds (12/11/92)

Retention/detention facility in buffer (8/21/92)

Road projects impacting buffer (2/19/93)

Submerged land below ordinary high water mark (9/4/92)

SWM maintenance road in buffer (8/21/92)

Zero-rise floodway (1/29/93)

## **STREETS**

See also Roadways; Rights-of-Way (Public)

Driveway as a street (10/30/98; 2/26/93)

Impervious surface coverage limits (3/10/95)

Lot area per dwelling, calculation (2/19/93)

Private access easement as a street (10/30/98; 9/13/96)

Retaining wall as part of the street (11/13/92)

Sidewalk as part of the street (11/13/92)

Trees required as part of plat, short plat (7/23/99)

Vehicular and pedestrian thoroughfare (11/13/92)

### **STRUCTURE**

Definition (10/30/92)

Structural fill (1/22/93)

## **STUMP GRINDING**

Zones permitted in (9/6/91)

# SUBDIVISIONS & SHORT SUBDIVISIONS

Alteration process for short plats (10/23/98; 7/24/98)

Density calculation, rounding off (4/16/93)

Density credit for sensitive areas (10/23/92; 9/4/92)

Development conditions (6/18/99)

Enforcement of plat conditions, Examiner's decision (8/16/91)

Enforcement of significant tree provisions, after final plat (8/28/98)

Expiration of conditions (6/2/95)

"Five year" rule (7/24/98; 11/18/94)

MPS (mitigation payment system) fees (10/9/98)

Noise attenuation (8/16/91)

Non-building status, removal of (10/23/98)

Notice requirements (2/14/92)

"One-time split" in GR and G-5 zones (10/23/92)

Roadways

Impervious surface coverage (3/10/95)

Sensitive area tracts

Existing structure located in sensitive area (8/13/93)

Setbacks (11/15/91)

Street trees required (7/23/99) Townhouses (4/2/99) Vesting (2/14/92) Yard requirements (2/26/93)

## SUBMERGED LAND

Below ordinary high water mark (9/4/92)

## SUBSTANDARD LOTS

Legislative update (6/5/92; 5/1/92)

Setbacks (11/15/91)

Smaller than zone's minimum lot area (10/2/92)

Uses (10/2/92)

Uses on adjoining substandard lots (12/6/91)

# SURFACE WATER MANAGEMENT FACILITIES

See also Retention/Detention Facilities

As an accessory use (8/14/92)

Conveyance and outfall in stream buffer (11/21/97, 10/24/97)

Not considered wetlands (11/6/92)

Retention/detention facilities as public or institutional use (2/25/94; 10/8/93)

Setbacks (2/10/95; 5/20/94)

## **SWIMMING POOLS**

Standards

Legislative update (3/24/95; 1/20/95)

## **SYNAGOGUE**

"RA-5" Zone (10/18/00)

Home occupations, home industry (10/18/00)

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## **TAVERNS**

In B-N zone (9/17/93)

### **TEMPORARY USES**

Temporary compared with on-going land use (8/16/91)

Temporary construction buildings

Same site as building being constructed (8/16/91)

Temporary growing structures (9/19/97; 9/12/97)

Temporary placement of mobile home, medical hardship (10/24/97, 6/27/97; 2/28/92)

Zones permitted in (8/16/91)

Time limit for temporary sales office (6/27/97)

Legislative update (2/6/98; 1/30/98)

Vacation Rentals (1/13/11)

## **TIDELANDS**

Submerged land below ordinary high water mark (9/4/92)

## **TOWNHOUSE**

In Neighborhood Business (NB) zone Legislative update (8/23/96) As part of short plat (4/2/99)

## **TRACTORS**

See also Heavy Equipment

## **TRAILS**

In stream buffer (8/21/92)

## TRAINING FACILITY, PUBLIC AGENCY

See also Public Agency Training Facility

# TRANSFER OF DEVELOPMENT CREDITS (TDC)

Conditional use criteria / R-4 through R-8 zones (4/19/00) Determining base zoned density in floodplain SDO (6/11/99) How to allocate density credits (1/16/98) Sending site criteria (10/18/00, 7/5/00; 6/11/99; 12/19/97) Receiving site criteria (9/6/00) Relationship to K.C.C. 19A.08.180 (7/5/00)

# TRANSITIONAL HOUSING FACILITIES

Permitted zones (3/6/98)

#### TREES

Enforcement of significant tree requirements (8/28/98) Street trees in short plats (7/23/99)

U

## **UNCLASSIFIED USE PERMITS**

Modification (11/1/91) Public agency training facility (9/4/92) Zones permitted in (6/18/93)

## UNIFORM BUILDING CODE

Dwelling unit, accessory (11/5/99) Excavation, protection of adjacent property (9/18/92) Exemptions from permit requirements (12/18/92) Legislative update (12/6/96; 10/23/92) Occupancy categories for critical facilities (11/20/92)

## USE

Categories of uses (3/17/95)

Definition (10/9/92)

Gathering of plants (10/23/92; 10/9/92)

Residential structure used for events (10/28/10)

## **UTILITIES, PUBLIC**

See also Public Utilities

Includes "utility facility" (10/24/97)

Utility boxes, vaults (10/9/98)

# UTILITY POLE RELOCATION

Communication facilities (3/13/02), 1/9/02)

Utility pole with telecommunication antenna (3/13/02, 1/9/02)

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### **VARIANCES**

Accessory use without principal use (4/10/92)

Criteria

Legislative update (9/13/96; 8/23/96; 4/5/96)

Density (4/30/93; 9/20/91)

Deliberate act (12/2/94)

Fence height (4/15/94)

Formal revocation (8/14/92)

Front yard variance, consideration of limited access conditions (8/14/92)

Illegal structure used as a reason for (3/5/99; 4/28/95)

Sensitive Areas Ordinance (6/28/00; 11/4/94; 1/15/93; 12/11/92)

SEPA review (4/30/93)

Staff must honor once granted (8/14/92)

### VASHON TOWN PLAN

Building design criteria (11/5/99)

Legislative update (8/23/96)

### **VEHICLES**

Inoperable motor vehicles, storage (6/26/92)

Junk vehicles, storage (6/26/92)

Parking outside of a building, off-street parking (10/18/00)

Parking in required yard, open space or landscaped area (6/26/92)

Retail sales of autos, boats, trailers, heavy equipment in B-C zone

Legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93; 4/16/93)

School bus yard, zones permitted in (1/10/92)

Storage of motor/recreational vehicles (7/5/00)

Trucks, as used in Home Occupation, Home Industry (10/31/97)

### **VESTING**

Codes in effect at pre-app meeting vs. completed application (2/6/98; 1/30/98) Legislative update (7/2/93; 4/9/93; 2/26/93; 9/25/92; 5/1/92; 1/31/92;

1/10/92; 12/20/91; 12/6/91; 10/18/91; 8/2/91)

Rezones

Legislative update (3/24/95)

Pick-and-Choose (12/2/94)

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## WAR GAMES (PAINTBALL GAMES)

See also Paintball Facilities

As recreational area, commercial use (11/20/92)

Examiner's decision (5/21/93)

Not constituting an alteration (5/8/92)

### WATER STORAGE TANKS

Zones permitted in (4/17/92; 11/1/91)

## WEDDING/RECEPTION BUSINESS

Home occupation (12/6/91; 11/15/91)

### WETLANDS

See also Flood Hazard Areas; Sensitive Areas Ordinance; Shorelines

Beneficial alteration of (8/6/93)

Buffer averaging (5/8/92; 5/1/92)

Legislative update (10/9/92; 8/21/92)

Surface water management facilities (artificial) not considered wetlands (11/6/92)

Excavation (5/15/92)

Gathering of plants (10/23/92)

Low-impact buffers-Agriculture (8/13/09)

Mitigation measures, required connection to project having impact (12/18/92)

Mitigation sequencing (10/30/98)

Modification or waiver of requirements by Director (2/3/95)

Permitted alterations (10/30/98; 3/8/96)

Relationship to lakes, ponds (8/13/93; 12/11/92)

Road projects (4/9/93)

Submerged land below ordinary high water mark (9/4/92)

Utility pipeline, mitigation (2/28/92)

### WHOLESALE SALES

Component of retail enterprise (4/10/92)

Limited wholesale sales, as part of bulk retail business (10/9/92)

### WILDLIFE STUDY

Authority to require based on Comp Plan policies (6/18/99) Authority to require on SEPA-exempt proposals (6/18/99)

### WOOD

Forest products processing facility (8/2/91) Log storage and firewood distribution (11/1/91) Wood chips, bagging and selling (8/2/91)

### Y

## **YARDS**

See also Setbacks

Driveways in required yards (4/30/93; 2/26/93; 6/26/92)

Front yard measurement from street edge (11/13/92)

Intrusions into required yards and modified required yards (1/17/92)

Open and unobstructed (9/11/92)

Parking in required yards (6/26/92)

Permitted uses in R-1 required opens space (12/5/97)

Roadways or internal aisles in required yards (2/26/93; 6/26/92)

Vegetation (9/11/92)

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## **ZERO LOT LINE**

Application to townhouse lots (11/15/00) Townhouses allowed (4/2/99)

### ZERO LOT LINE DEVELOPMENT

Common wall construction (5/8/03)

Location of driveways (5/8/03)

Projection over property line (5/8/03)

Timing of easement requirement (5/8/03)

## **ZERO-RISE FLOODWAY**

See also Flood Hazard Areas

## **ZONING CODE**

Relationship to grading code (9/18/92; 11/15/91)

Title 21A (new zoning code)

Conversion (7/2/93)

Definitions (7/5/00; 6/28/00; 3/22/00; 11/5/99)

Density calculation, rounding off (4/16/93)

Exemptions from sensitive areas regulations (3/22/00; 1/15/93; 12/11/92)

Legislative update (8/11/95; 6/23/95; 6/16/95; 6/9/95; 6/2/95;

5/19/95; 4/21/95; 4/15/93; 12/10/93; 10/8/93; 7/23/93; 7/2/93;

6/18/93; 6/4/93; 5/21/93; 4/30/93; 4/16/93; 4/9/93; 2/26/93;1/22/93; 1/15/93; 12/18/92; 11/20/92; 9/18/92; 9/4/92; 5/15/92;

9/6/91; 8/2/91)

Nonconforming structure, reconstruction (7/23/93)